



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6766, **Version:** 1

Subject:

Adopt Resolution and Release Performance Bond: Merope Village Phase 1 (aka Village 2, Neighborhood 2) - District 4
Developer: The Viera Company

Fiscal Impact:

None

Dept/Office:

Public Works/Engineering

Requested Action:

In accordance with Section 62-2844(b), it is requested that the Board of County Commissioners adopt the attached Resolution and authorize the Chair to sign the Resolution releasing the Contract and Surety Performance Bond dated April 18, 2023, for Merope Village Phase 1 (aka Village 2, Neighborhood 2).

Summary Explanation and Background:

Merope Village Phase 1 (aka Village 2, Neighborhood 2) is located within the Viera Development of Regional Impact (DRI), on the east side of Lake Andrew Drive just north of Pineda Boulevard. The public rights-of-way created by the plat are Merope Drive, Rigel Drive, and Rana Way. The proposed plat contains 4 tracts on 18.59 acres.

The Merope Village Phase 1 (aka Village 2, Neighborhood 2) plat received preliminary plat and final engineering plans on December 27, 2022, and final plat and contract approval on April 18, 2023. The developer posted a Surety Performance Bond for guarantee of the completion of the infrastructure improvements according to the approved plans.

Per Section 62-2809(b)(2), "Construction after final plat recordation: ...the applicant shall provide security required in Section 62-2844 for the performance of such construction..." Section 62-2844(a) states: "An applicant shall be required to secure its performance security of the construction required under this article by a surety bond, letter of credit, savings account, certificate of deposit or execution of a tri-party escrow agreement. Such security shall not be required if a certificate of completion has been issued for all the subdivision improvements prior to final plat recordation." Because the applicant chose to plat the subdivision prior to completion of construction, the applicant entered into a Contract with the Board and posted a Surety Performance Bond to guarantee the completion of the infrastructure improvements according to the approved plans.

As of April 10, 2024, the Merope Village Phase 1 (aka Village 2, Neighborhood 2) infrastructure improvements

have been completed and we are in receipt of a two-year maintenance bond.

Reference: 22SD00009, 22FM00018

Contact: Christine Verrett, Special Projects Coordinator III, Extension 58328

Clerk to the Board Instructions:

Please forward the Board action to the Public Works Department and provide one original of the Resolution.